



Minutes City Council's Mill and Lake District Committee December 10, 2009

Minutes of the meeting of the City Council's Mill and Lake District Committee held on Thursday, December 10, 2009, 4:00 p.m., in the Tempe Transportation Center, Don Cassano Room, 200 East Fifth Street, Tempe, Arizona.

Committee Members Present:

Mayor Hugh Hallman
Vice Mayor Shana Ellis
Councilmember Mark W. Mitchell
Councilmember Joel Navarro
Councilmember Corey D. Woods

Committee Absent:

Councilmember P. Ben Arredondo
Councilmember Onnie Shekerjian

City Staff Present:

Jan Hort, City Clerk
Lisa Collins, Dev Svcs
Dawn M Coomer, Comm Dev
Neil Calfee, ASU
Charlie Meyer, City Mgr
Shauna Warner, Neighborhood Admin
Kathy Berzins, Comm Svcs
Sheri Wakefield-Saenz, Econ Dev
Hunter Hansen, Comm Dev
Glenn Kephart, Pub Works
Mari Yennie, Comm Rel
Shelley Hearn, Comm Rel

Nikki Ripley, Comm Rel
Chris Salomone, Comm Dev
Andy Goh, Pw/ Eng
Patrick Panetta, ASU
Chris Messer, Comm Dev
Jeff Kulaga, Dep City Mgr
Sam Thompson, Parks & Rec
Durrant Williams, Comm Dev
Mark Vinson, Comm Dev
Tom Wilhite, PW/ Eng

Guests Present:

Adam Jones, DTC
Casaundra Brown, DTC
Kaylee Colter, ASU

Nancy Hormann, DTC
Patrick Panetta, ASU

Vice Mayor Ellis called the meeting to order at 4:10 p.m.

Agenda Item 1 – Public Appearances

None.

Agenda Item 2 – Approve the meeting minutes – November 5, 2009

Motion to approve minutes by Vice Mayor Ellis. Second by Councilmember Woods. Motion passed unanimously.

Agenda Item 3 – Streetscape Plan Update

Mark Vinson began his presentation by stating that staff has incorporated Committee feedback into the most recent proposed streetscape plan. Streets have been reclassified according to their use and function. An inventory of streets is underway, including landscape elements, furnishings, etc. Previous studies are being analyzed for data collection purposes. Staff is also in the process of looking at streetscape plans and design guidelines from other cities. The question remains on whether or not to hire an outside consultant or to utilize city staff for this project. Although staff has a more intimate knowledge of the details and relationship with the community, incorporating the expertise and assistance of ASU representatives would be beneficial. ASU hosts a Community Design Workshop, which would be an ideal venue for collecting landscaping ideas. Other ASU resources include a Real Estate Development Division and Student Chapter, both of which could contribute their involvement to this exercise. Another important facet of this project is public involvement of stakeholders and citizens who wish to contribute their ideas, desires and expertise as well. This could be done via focus groups.

Critical streetscape elements requiring analysis include:

- Parking
- Paving
 - Sidewalks
 - Street drainage
 - Islands
- Lighting
- Public Art – horizontal/vertical
- Buildings/ Openings/ Overhangs/ Sidewalk dining
- Signage
- Alleys

Staff is proposing a qualitative convergence between staff, ASU, and the public for ideas and streetscape themes.

Councilmember Navarro commended staff for their hard work and acknowledged that Tempe has the 'bones' to create a distinct environment. Now is the time to take the opportunity to incorporate the right elements that will be timeless, of landmark stature. Framing downtown and the interaction of elements is critical to the success of this project.

Councilmember Navarro voiced his support for retaining a consultant to participate in this project. This project is not just about Mill Avenue, it about bridging entryways into the city, bringing cohesiveness to downtown and creating quality transitions into neighborhoods.

Vice Mayor Ellis asked if Mr. Vinson could tell the Committee how much a consultant would cost. Mr. Vinson replied that consultant fees depend upon the scope of duties they are asked to complete. Fees could range anywhere from \$10,000 to \$300,000.

Mayor Hallman agreed with Councilmember Navarro on his statement that passion, enthusiasm and energy for this project are essential in order to capitalize on the opportunities to get this project right. Creating the master plan is the first step in this process, so that when the economy rebounds the plan can be implemented. Ultimately, the Mayor and Council make the final decision for what gets approved for implementation. For Papago Park, the consultant charged \$600,000; the staff does a majority of the work, such as hosting public forums, regardless of whether or not a consultant is retained. Mayor Hallman proposed that staff proceed as proposed and return to Council periodically to discuss project progress and direction. The initial concepts have been laid out. This is one way to avoid hiring separate consultants for every project. Tempe currently employs professionals that are able to create master plans. As this project progresses, if it is determined that current employees are not able to create the desired product, then a reassessment can be made in terms of hiring a consultant.

Councilmember Navarro agreed with the Mayor, but reiterated the value of retaining a consultant to look at the project if at all possible. Now is the time to devise something special that will attract residents and visitors to the downtown.

Staff was directed to move forward with the plan and to come back to the Committee periodically for feedback and direction.

Agenda Item 4 – ASU Project Update

Neil Calfee, Director of ASU Real Estate Development, gave an update on what is being done at two ASU owned properties.

Block 12 – Proposals are still being reviewed. New research opportunities have come up that would greatly benefit the Tempe campus. A short list should be available after the holidays.

Alpha Drive – ASU is still in negotiations stage of this project. A subdivision plan should be created within the next week.

Staff was directed to more specifically clarify, in future agendas, the projects that ASU will be updating the Council on.

Agenda Item 5 – Mill Avenue District Website

At this time, the Committee was unable to determine whether this item had been officially posted to the final agenda so that all Council members and the public had received adequate notice. Several Council members had not received the revision. Staff was directed to move this item to the next Issue Review Session for discussion so the public would be able to see it.

Agenda Item 6 – Alternative Meeting Day Discussion

The goal was to meet on an as needed basis. This item was rescheduled for a future Issue Review Session (IRS) to decide how and when to set these meetings up.

Agenda Item 7 – Public Appearances

None.

Agenda Item 8 – Future Agenda Items

Staff was asked to include future agenda items during the upcoming Issue Review Session for this committee.

Agenda Item 9 – Future Meeting Date(s)

This item was scheduled for a future Issue Review Session.

Agenda Item 10 – Announcements

None.

Meeting adjourned at 4:45 p.m.

Prepared by: Kay Savard

Reviewed by: Jan Hort

Jan Hort, City Clerk